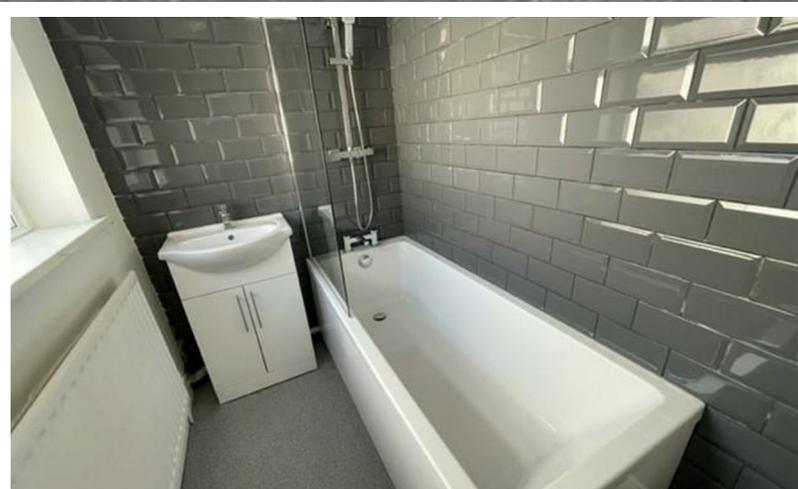


GILMORE ESTATES

Property Sales & Lettings



£115,000

, Fell View, , Crawcrook, Tyne & Wear, NE40 4DY

7 Fell View, Crawcrook, Tyne & Wear, NE40 4DY

This delightful property presents an excellent opportunity for investors seeking a well-maintained asset. Boasting two spacious reception rooms, this home offers ample space for relaxation and entertaining. The property features two comfortable bedrooms, perfect for accommodating tenants or a small family.

With two modern bathrooms, convenience is at the forefront, ensuring that daily routines are both efficient and enjoyable. The property has been refurbished throughout, showcasing contemporary finishes that enhance its appeal and functionality.

Parking is available for one vehicle, adding to the practicality of this investment. Currently tenanted, this property is being sold with reliable occupants already in place, making it an attractive option for those looking to generate immediate rental income. With a commendable return on investment currently standing at 8.72%, this property not only promises a steady income but also the potential for future growth in value.

In summary, this well-appointed property in Crawcrook is an ideal investment opportunity, combining modern living with the benefits of a reliable rental income. Do not miss the chance to add this gem to your portfolio.

Entrance Lobby

Upvc door to lobby, internal door to hallway.

Entrance Hallway

Stairs to first floor

Lounge

12'7" x 12'0" (3.86 x 3.66)

Upvc window to front aspect, central heating radiator.

Dining Room

12'7" x 11'5" (3.86 x 3.48)

Upvc window to rear aspect, feature ireplace, central heating radiator and under stairs cupboard.

Kitchen

8'2" x 7'4" (2.51 x 2.24)

Upvc window and door to rear yard, base units with laminate work surfaces, integral oven, hob and extractor, plumbed for washing machine.

Utility Room

Base units with laminate work surfaces, wall mounted combi boiler.

Bathroom

12'2" x 4'11" (3.71 x 1.52)

White suite comprising of bath with shower over, wash hand basin, Upvc window to side and central heating radiator.

First Floor Landing

Upvc window to rear and linen cupboard.

Bedroom One

14'9" x 12'0" (4.50 x 3.66)

Upvc window to front aspect and central heating radiator.

Bedroom Two

15'4" x 9'8" (4.68 x 2.97)

Upvc window to rear aspect and central heating radiator.

WC

WC and wash hand basin.

Yard

Fully enclosed yard to rear.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

